

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

January 18, 2011

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 18, 2011 at approximately 8:30 a.m. at the Albany Terrace Apartments, 3030 West 21st Place in Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Carlos Ponce James Reynolds Sandra Young
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Absent:	Myra King Bridget Reidy
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Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. Chairman Reynolds announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

At approximately 10:15 a.m. Commissioner Ivers left the meeting in session due to a conflict in his schedule.

Mr. Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan, commenced by acknowledging Chicago's professional sports teams for their generosity and support of CHA youth. Mr. Jordan then announced the delivery of 53 units in 2010 at Savoy Apartments formerly known as Robert Taylor Homes. According to Mr. Jordan, the total units delivered at Savoy Apartments to date consist of 60 Public Housing, 50 Affordable and 28 Market Rate for a total of 138 units. Mr. Jordan then continued by announcing the delivery of 100 units of Senior Housing at Kenmore Apartments. According to Mr. Jordan, a grand opening is scheduled in the very near future. Mr. Jordan concluded his report by congratulating Corine Roberson, resident of Albany Terrace Apartments, who turned 101 years old over the weekend.

Chairman Reynolds then invited residents and the public at large to address the Board. Following the Public Hearing portion of the meeting, the Commissioners convened the Business portion of the meeting.

Upon Motion made and properly seconded, the Minutes for the Regular Meeting of November 16, 2010 were unanimously approved.

Chairman Reynolds then introduced matters discussed in Executive Session.

Commissioner Harris then presented an Omnibus Motion for the approval of Executive Session Items 1 thru 3.

Executive Session Item No. 1

RESOLUTION NO. 2011-CHA-1

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 15, 2011 requesting that the Board of Commissioners approves the Personnel Actions Report for December 2010.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for December 2010.

Executive Session Item No. 2

RESOLUTION NO. 2011-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 18, 2011 entitled "Recommendation to Amend Resolution No. 2010-CHA-157, Chairman's Salary."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby amends Resolution No. 2010-CHA-157 approving a monthly salary for the Chairman of the Board of Commissioners, James Reynolds, to be eight thousand three hundred thirty-three dollars and thirty three cents (\$8,333.33), to be paid monthly, retroactive for the four month period of September 2010 thru December 2010 and one hundred thousand dollars (\$100,000) for the twelve month period of January 1, 2011 thru December 31, 2011; for an aggregate total of one hundred thirty-three thousand, three hundred thirty three and twenty-eight cents (\$133,333.28), for this sixteen month period and which may be renewed at the discretion of the Board

Executive Session Item No. 3

RESOLUTION NO. 2011-CHA-3

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 18, 2011 entitled "Authorization for Contract Award of Legal Services for [Anita Ponder] Seyfarth Shaw.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the negotiation of, and entering into Legal Services Agreement, with the law firm of Seyfarth Shaw for Anita Ponder for the period ending October 31, 2012 in accordance with the CHA's standard procedures for entering task orders under our Legal Services Agreement.

The Motion to adopt resolutions for Executive Session Item 1 thru 3 was seconded by Commissioner Young and the voting was as follows:

Ayes: Hallie Amey
Deverra Beverly
Dr. Mildred Harris
Carlos Ponce
James Reynolds
Sandra Young

Nays: None

The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Chairman of the Tenant Services Committee, then presented the report for the Joint Tenant Services and Finance and Audit Committee. Per Commissioner Young, the joint meeting was held on Wednesday, January 12, 2011 at approximately 1:00 p.m. at the CHA Corporate Offices. The Chief Financial Officer and staff presented the Joint Committees with the Treasury and Cash Flow Report for the month of December 2010.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items A1 thru A3.

(Items A1)

In December 2010, the CHA received notice of an award of an amount not-to-exceed \$400,000 from the Partnership for New Communities/Chicago Community Trust to enhance existing Transition Jobs Programs by providing additional literacy services for 80 adult participants. Upon Board approval, CHA will execute a grant agreement with the Partnership and amend existing agreements with CHA's Workforce providers, which include Employer and Employment Services (E&ES), Central States SER (SER), Heartland Human Care Services (HHCS) and TEC Services, Inc. (TEC). E&ES and TEC Services will focus on computerized-based literacy, and HHCS and SER will utilize an instructor based model. With this additional grant funding, each of the workforce providers will enhance their current Transition Jobs Programs by implementing a literacy program target toward a cohort of 20 participants who read between a sixth and eighth grade level. These pilot programs will encourage adult participants to continue improving their literacy skills and will be instrumental in determining successful models for future programming. Accordingly, the resolution for Item A1 approves acceptance of the grant award and execution of a grant agreement The Partnership for New Communities.

RESOLUTION NO. 2011-CHA-4

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 12, 2011, entitled, "AUTHORIZATION TO ACCEPT AN AWARD AND EXECUTE A GRANT AGREEMENT WITH THE PARTNERSHIP FOR NEW COMMUNITIES/CHICAGO COMMUNITY TRUST, AMEND CONTRACT NO. 9039 WITH CENTRAL STATES SER, CONTRACT NO. 9036 WITH EMPLOYMENT AND EMPLOYER SERVICES, CONTRACT NO. 9037 WITH HEARTLAND HUMAN CARE SERVICES, CONTRACT NO. 9038 WITH TEC SERVICES, INC. AND INCREASE THE FY2011 COMPREHENSIVE BUDGET";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee to execute a grant agreement with the Partnership for New Communities/Chicago Community Trust ("The Partnership"), increase the FY2011 comprehensive budget in an amount not to exceed \$400,000 and amend existing agreements with CHA's contracted workforce providers, which include Employer and Employment Services, Central States SER, Heartland Human Care Services, and TEC Services, Inc for a period of February 1, 2011 through June 14, 2011.

(Item A2)

In December 2010, the CHA received notice of grant award from the Partnership For New Communities (PNC) to build sustainable partnerships among employers, organized labor and workforce development providers in green jobs to connect CHA residents to career advancement pathways. A portion of this grant award is supported by funding from Jobs for the Future (JFF), who received a grant award from the U.S. Department of Labor, Employment and Training Administration (DOL). JFF subsequently award a grant to PNC, who is matching the funds with private grant dollars and awarding a grant to CHA. The goal for the grant award from PNC is to develop a training curriculum designed to prepare CHA residents for jobs in the pest control industry and create pathways for sustainable jobs in green industries. Upon board approval, CHA will execute grant agreement with PNC and enter into sub-grant agreements with Employment and Employer Services (E&ES) and Heartland Human Care Services (HHCS) to provide extensive job readiness training and supportive services for program participants. The customized green jobs training will enable 150 Cha residents to obtain subsidized employment with an emphasis on positions in building maintenance and integrated pest management. Upon completion of the subsidized placement, participants will receive unsubsidized placement assistance and continued retention services form E&ES and HHCS in collaboration with their FamilyWorks case management provider. Accordingly, the resolution for Item A2 approves acceptance of an award in the amount of \$915,000.00 from PNC.

RESOLUTION NO. 2011-CHA-5

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 12, 2011, entitled, "AUTHORIZATION TO ACCEPT AWARDS AND EXECUTE GRANT AGREEMENTS WITH THE

PARTNERSHIP FOR NEW COMMUNITIES/CHICAGO COMMUNITY TRUST FOR A GREEN JOBS TRAINING INITIATIVE AND INTEGRATED PEST MANAGEMENT CURRICULUM DEVELOPMENT, ENTER INTO SUB-GRANT AGREEMENTS WITH EMPLOYMENT AND EMPLOYER SERVICES TO PILOT A GREEN JOBS INITIATIVE AND INCREASE THE FY2011 COMPREHENSIVE BUDGET“;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee to execute grant agreements with the Partnership for New Communities/Chicago Community Trust for a green jobs training initiative and integrated pest management curriculum development, increase the FY2011 comprehensive budget by an amount not to exceed \$915,000 and enter into sub-grant agreements with Employment and Employer Services and Heartland Human Care Services to pilot a green jobs initiative for the period of January 19, 2011 through January 31, 2012.

(Items A3)

The CHA has utilized the services of a professional insurance brokerage and consulting firm with a wide range of insurance expertise since 1999 to market and procure CHA’s insurance requirements and the requirements for the Property Management Insurance Program to secure financial protection at competitive rates from commercial insurance carriers. The PMIP is an owner-controlled insurance program in which participation is mandatory for all of CHA’s Private Property Managers (PPM). The RFP for professional insurance brokerage and consulting services for the CHA and the PMIP was released in October 2010. The RFP was advertised in area newspapers and on the CHA website. Of the four proposals received, three firms were determined to be in the competitive range and Best and Final Offers were requested and received from each firm. Based on the results and recommendations of the evaluation committee, AON will provide services that include risk management project support, auditing and insurance placement. During the last 5 years, AON has aggressively marketed both insurance programs starting with holding an informational session at the Authority with prospective carriers and taking carriers on a tour of various locations. AON conducted an in depth analysis of all coverage and made recommendations that resulted in coverage enhancements ant no additional cost and procurement of additional lines of coverage. AON’s efforts resulted in CHA receiving optimum insurance coverage, while realizing cost savings for the CHA and the PMIP, and obtaining competitive bids for various lines of coverage. Accordingly, the resolution for Item A3 approves award of contract to AON Risk Services for insurance brokerage and consultant services.

RESOLUTION NO. 2011-CHA-6

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO ENTER INTO CONTRACT WITH AON RISK SERVICES CENTRAL, INC. FOR INSURANCE BROKERAGE AND CONSULTANT SERVICES FOR THE CHA AND THE PRIVATE MANAGERS INSURANCE PROGRAM”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two-year contract with AON Risk Services Central, Inc. to provide insurance brokerage and consulting services for the CHA and the Private Managers Insurance Program for the period February 1, 2011 through January 31, 2013 in an amount not-to-exceed \$420,000, with three (3) one year extension options, subject to Board approval.

The Omnibus Motion to adopt resolutions for Items A1 thru A3 was seconded by Commissioner Beverly and the voting was as follows:

Ayes:	Hallie Amey Deverra Beverly Dr. Mildred Harris Carlos Ponce James Reynolds Sandra Young
Nays:	None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented his report. Per Commissioner Ponce, the Operations and Facilities Committee held its regular meeting on Wednesday, January 12, 2011 at the CHA Corporate Offices.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B10.

(Item B1)

Pursuant to an agreement the CHA entered into with HUD, the CHA was required to inspect its non-dwelling and community spaces to determine whether these facilities are compliant with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act. The CHA performed such inspections and discovered that certain aspects of a large portion of such designated facilities were not in compliance with ADA/504 laws and regulations. Accordingly, a Request for Proposal was advertised requesting qualified architectural and/or engineering firms to perform Prime Design Consultant (PDC) services for the modernization of various non-dwelling Public Housing facilities designated to be ADA/504 compliant. The RFP was advertised in area newspapers and on the CHA website. The CHA also directly solicited 470 firms, including 103 MBE firms, 77 WBE firms, and 70 assist agencies. Of the 19 proposals received and evaluated 13 respondents were within the Competitive Range. Upon further consideration of each Respondent following the presentations, the Evaluation Committee recommended that six firms be awarded contracts. Accordingly, the resolution for Item B1 approves six Indefinite Delivery Indefinite Quantity Task Order Contracts for Prime Design Consultant Services for ADA design at various CHA non-dwelling properties to the following vendors: Architrave, Ltd., d'Escoto, Inc., Globetrotters Engineering Corp., Hasbrouck Peterson Zimoch Sirirattumrong, Pappageorge Haymes Partners and Solomon Cordwell Buenz. To distribute the work required under the contracts, all six PDCs will submit proposals to perform the Task Order work on a Lump Sum basis. The CHA will then evaluate the proposals, work plans and Lump Sum Base Bid in accordance with the criteria set forth in PDCs' contracts, select the successful respondent to perform the Task order work and issue a Notice to Proceed for the work. Performance on ongoing Task Order assignments will be a factor in determining future awards of specific Task Orders. While each firm will have a guaranteed minimum of \$50,000.00, poor or late design work will impact a firm's ability to be awarded additional tasks.

RESOLUTION NO. 2011-CHA-7

WHEREAS, the Board of Commissioners has reviewed Board Letter dated January 12, 2011 entitled "AUTHORIZATION TO EXECUTE INDEFINITE DELIVERY INDEFINITE QUANTITY TASK ORDER CONTRACTS WITH ARCHITRAVE, LTD., D'ESCOTO, INC., GLOBETROTTERS ENGINEERING CORP., HASBROUCK PETERSON ZIMOCH SIRIRATTUMRONG, PAPPAGEORGE HAYMES PARTNERS AND SOLOMON CORDWELL BUENZ FOR PRIME DESIGN CONSULTANT SERVICES FOR ADA DESIGN AT VARIOUS CHA NON-DWELLING PROPERTIES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to execute six (6) Indefinite Delivery Indefinite Quantity (IDIQ) Task Order contracts for Prime Design Consultant services for ADA Design at various CHA non-dwelling properties with Architrave, Ltd., d'Escoto, Inc., Globetrotters Engineering Corp., Hasbrouck Peterson Zimoch Sirirattumrong, Pappageorge Haymes Partners and Solomon Cordwell Buenz each for an amount not-to-exceed \$500,000.00 for a base term of two (2) years and two (2) one-year renewal options. Each contract will have a guaranteed minimum of \$50,000.00. An additional \$7,500,000.00 will be set aside as additional reserve capacity from which funds can be allocated at the discretion of the Contracting Officer to well performing firms. The total aggregate amount of the six (6) contracts and the reserved capacity is not-to-exceed \$10,500,000.00.

The Board further authorizes the Chief Executive Officer or his designee to evaluate requests from the Capital Construction Department to utilize the reserve capacity funds to adjust the not-to-exceed values of well performing firms.

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Items B2, B3, B4 and B5)

The CHA advertised Invitation for Bids (IFBs) in October and November 2010 for ADA/504 retrofit and capital maintenance work needed in and around units in the CHA’s Scattered Sites program. The IFBs were advertised in area newspapers and on the CHA website and at BuySpeed Online. Pre-bid meetings and Site Visits and an Addendum was issued for each IFB which provided responses to a small number of Request for Information. Based on the bid submittals received and opened, pre-award meetings were held. At the meetings, each firm’s representative responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. Each firm’s proposed project team was reviewed and lead-times for several materials were discussed. A list of sub-contractors expected to work on the project was discussed. In addition, the Compliance Officer gave an overview of new compliance procedures, and reviewed each firm’s compliance materials and Section 3 commitments. Having completed its review of the submitted bid materials and the responses at the pre-award survey meeting, the resolutions for Item B2 thru B5 approves award of contract to the lowest responsive and responsible bidder as follows: Item B2-Oakk Construction, in the amount of \$229,175; Item B3-Old Veterans Construction, in the amount of \$149,795; Item B4-Done Rite Construction, in the amount of \$542,000 and Item B5-AGAE Construction in the amount of \$197,182.

RESOLUTION NO. 2011-CHA-8

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH OAKK CONSTRUCTION CO., INC. FOR ADA/504 RETROFIT WORK AT VARIOUS SCATTERED SITES – PACKAGE 2”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Oakk Construction Co., Inc. in the amount of \$229,175.00 for ADA/504 retrofit and capital maintenance work in and around the units at 826 E. 42nd St., 1538 E. 67th Place, and 2245 W. 54th Place – Unit A, Chicago, IL. Work will be completed within one hundred twenty (120) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B3)

RESOLUTION NO. 2011-CHA-9

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR ADA/504 RETROFIT WORK AT VARIOUS SCATTERED SITES – PACKAGE 3”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. in the amount of \$149,795.00 for ADA/504 retrofit and capital maintenance work in and around the units at 4246 S. Drexel Blvd. – Unit 1S and 4630 S. Drexel Blvd. – Unit A, Chicago, IL. Work will be completed within ninety (90) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B4)

RESOLUTION NO. 2011-CHA-10

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011 entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH DONE RITE CONSTRUCTION SERVICES, INC. FOR ADA/504 RETROFIT WORK AT VARIOUS SCATTERED SITES – PACKAGE 4”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Done Rite Construction Services, Inc. in the amount of \$542,000.00 for ADA/504 retrofit and capital maintenance work in and around the units at 7040 S. Paxton Ave. – Unit A, 1417 E. 69th St. – Unit A, 6211 S. Kimbark Ave. – Unit 1N, 6211 S. Kimbark Ave. – Unit 1S, 6817 S. Dorchester Ave., 7034 S. Paxton Ave. – Unit A and 7101 S. Harvard Ave. – Unit A, Chicago, IL. Work will be completed within one hundred twenty (120) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B5)

RESOLUTION NO. 2011-CHA-11

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH AGAE CONTRACTORS, INC. FOR ADA/504 RETROFIT WORK AT VARIOUS SCATTERED SITES – PACKAGE 5”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with AGAE Contractors, Inc. in the amount of \$197,182.00 for ADA/504 retrofit and capital maintenance work in and around the units at 7120 S. Merrill Ave. – Unit # 208, 7120 S. Merrill Ave. – Unit # 301, 7120 S. Merrill Ave. – Unit # 306 and 7730 S. South Shore Dr., Chicago, IL. Work will be completed within one hundred twenty (120) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Items B6, B7 and B8)

The CHA advertised Invitation for Bids (IFBs) for the demolition of dwelling units at LeClaire Courts Extension-Group 1, Group 2 and Group 3 in July 2010. The IFBs were advertised in the area newspapers and on the CHA website and at BuySpeed Online. Pre-bid meetings and site visits were held in August 2010. Of the bids received for each IFB, after reviewing the bid submittal material staff held a pre-award survey meeting with the lowest bidder. The bidder responded to questions on the thoroughness of their bids and their capacity to perform their work. With the review, analysis and meeting completed, the award was approved at the September Board meeting. After Board approval but prior to execution of the contract, the recommended awardee disagreed with the CHA on its understanding of the contractor’s responsibilities with respect to obtaining a permit for the work. After numerous attempts to work with the recommended awardee and its failure to honor its bid, the CHA considers the bid withdrawn without consent. In an effort to expedite the demolition at LeClaire Courts Extension, and to avoid the lengthy delay and potential economic impact on the cost of demolition should this work be rebid, staff reviewed the bid of the second lowest bidder for each Group. Staff then held a Pre-Award Survey with Delta, reviewing the Scope of Work, with particular attention given to Delta’s understanding of the permit process. Delta’s answers were determined to be satisfactory, including their understanding of the requirements with respect to the permit process. Accordingly, the resolutions for Item B6, B7 and B8 approves award of contracts to Delta Demolition in the amount of \$394,670; \$469,555 and \$332,185, respectively.

RESOLUTION NO. 2011-CHA-12

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH DELTA DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 1”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Delta Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 1 for a firm fixed fee of \$394,670.00.00. The contract will cover the demolition of sixty (60) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B7)

RESOLUTION NO. 2011-CHA-13

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH DELTA DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 2”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Delta Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 2 for a firm fixed fee of \$469,555.00. The contract will cover the demolition of seven-two (72) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements

(Item B8)

RESOLUTION NO. 2011-CHA-14

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH DELTA DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 3”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Delta Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 3 for a firm fixed fee of \$332,185.00. The contract will cover the demolition of fifty (50) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B9)

The CHA advertised an Invitation for Bid (IFB) in November 2010 for landscaping and site improvements at Judge Harry M. Fisher Apartments (IL2-044). The IFB was advertised in area newspapers and on the CHA website and on BuySpeed Online. The Pre-bid meeting and Site Visit were held on November 10, 2010. The CHA received and opened nine bids. After reviewing the bid submittal materials, staff held a pre-award survey meeting with All-Bry Construction Company, the apparent low bidder. The firm responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. Staff determined that All-Bry is the lowest responsive and responsible bidder at \$1,791,098.00. All-Bry has experience working with the CHA at various Senior Housing properties, and they have also performed work for the City of Chicago, the Chicago Park District and the Village of Park Ridge. Accordingly, the resolution for Item B9 approves award of contract to All-Bry Construction for landscaping and site improvements at Judge Fisher Apartments.

RESOLUTION NO. 2011-CHA-15

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2011, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH ALL-BRY CONSTRUCTION COMPANY FOR LANDSCAPING AND SITE IMPROVEMENTS AT JUDGE HARRY M. FISHER APARTMENTS (IL2-044)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with All-Bry Construction, Company in the amount of \$1,791,098.00 for landscaping and site improvements at Judge Harry M. Fisher Apartments (IL2-044). The work is to be completed by no later than one hundred forty (140) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B10)

The resolution for Item B10 approves three Housing Assistance Payment (HAP) contracts for the following properties: Greenwood Courts Apartments, Branch of Hope Apartments and Sankofa House. Greenwood Court Apartments is a vintage four-story walk-up apartment building located in the Kenwood community at 4433-37 S. greenwood Avenue. The 48 unit building contains two, three and four bedroom units. All of the units have been recently rehabilitated with updated kitchens, bathrooms and bedrooms. The Wolcott Group has overseen the rehabilitation of over 50 apartment buildings and currently manages more than 1,000 units. The Property Rental Assistance (PRA) application is for nine units comprised of eight 3-bedroom and 1 4-bedroom apartments. Branch of Hope Apartments was newly constructed in 2010. It consists of 100 units in two adjacent buildings, each containing fifty 1-bedroom apartments located in West Englewood. All of the units will be leased to low income single adults in need of comprehensive supportive services. The developer, Interfaith Housing Development Corporation (IHDC), has contracted with Olive Branch Mission, a local service agency, to provide on-site case management services to residents. The PRA application is for fifty-eight 1-bedroom units. Sankofa House was constructed in 2007. The development is located in the North Lawndale community at 4041 W. Roosevelt Road. The 5-story development contains a total of fifty-eight units including 35 1-bedroom, 11 2-bedroom, 8 3-bedroom and 4 4-bedroom apartments. The target population is for individuals and intergeneration families in need of on-site supportive services. The developer, Interfaith Housing Development (IHDC) has contracted with Sankofa Safe Child Initiative, a local service agency, to provide on-site case management including intergenerational building activities. The property will be managed by Evergreen Real Estate Services.

RESOLUTION NO. 2011-CHA-16

WHEREAS; the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated January 12, 2011 requesting Authorization to 1) execute a Housing Assistance Payment Contract with Greenwood Court Apartments; 2) execute a Housing Assistance Payment Contract with Branch of Hope Apartments; 3) execute a Housing Assistance Payment Contract with Sankofa House; and 4) execute all other documents as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute a Housing Assistance Payment Contract with Greenwood Court Apartments; 2) execute a Housing Assistance Payment Contract with Branch of Hope Apartments; 3) execute a Housing Assistance Payment Contract with Sankofa House; and 4) execute all other documents as may be necessary or appropriate to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 thru B10 was seconded by Commissioner Young and the voting was as follows:

Ayes: Deverra Beverly
Dr. Mildred Harris
Myra King
Carlos Ponce
James Reynolds
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:55 a.m.

s/b: _____
James Reynolds
Chairman

s/b: _____
Lee Chuc-Gill, Custodian and
Keeper of Records